074.0	0002	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,500 /	789,500
					USE VALUE:	789,500 /	789,500
					ASSESSED:	789,500 /	789,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		MELVIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CADAGAN JOHN P JR--ETAL	
Owner 2:	CADAGAN CYNTHIA A	
Owner 3:		
Street 1:	55 MELVIN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8900.000	308,600		480,900	789,500
Total Card	0.204	308,600		480,900	789,500
Total Parcel	0.204	308,600		480,900	789,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.93 | /Parcel: 397.93

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 46729

GIS Ref

GIS Ref

Insp Date 10/09/18

!6196!

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,600	0	8,900.	480,900	789,500		Year end	12/23/2021
2021	101	FV	296,800	0	8,900.	480,900	777,700		Year End Roll	12/10/2020
2020	101	FV	296,800	0	8,900.	480,900	777,700	777,700	Year End Roll	12/18/2019
2019	101	FV	285,900	0	8,900.	480,900	766,800	766,800	Year End Roll	1/3/2019
2018	101	FV	285,900	0	8,900.	412,200	698,100	698,100	Year End Roll	12/20/2017
2017	101	FV	285,900	0	8,900.	384,700	670,600	670,600	Year End Roll	1/3/2017
2016	101	FV	285,900	0	8,900.	329,800	615,700	615,700	Year End	1/4/2016
2015	101	FV	237,000	0	8,900.	295,400	532,400	532,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:29:08

LAST REV

Date	Time
10/16/18	10:46:15
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6196

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9993-291		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	46729
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/1994	505		80,000					ADD-REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
4/17/2009	Meas/Inspect	163	PATRIOT
10/13/1999	Meas/Inspect	263	PATRIOT
10/20/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8900		Sq. Ft.	Site		0	70.	0.77	4									480,900						480,900	

Total AC/HA:	0.20432	Total SF/SM:	8900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	480,900	Spl Credit		Total:	480,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.28559327
Const Adj.:	0.99989998
Adj $ / SQ:	128.546
Other Features:	86696
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419326
Depreciation:	110702
Depreciated Total:	308624

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

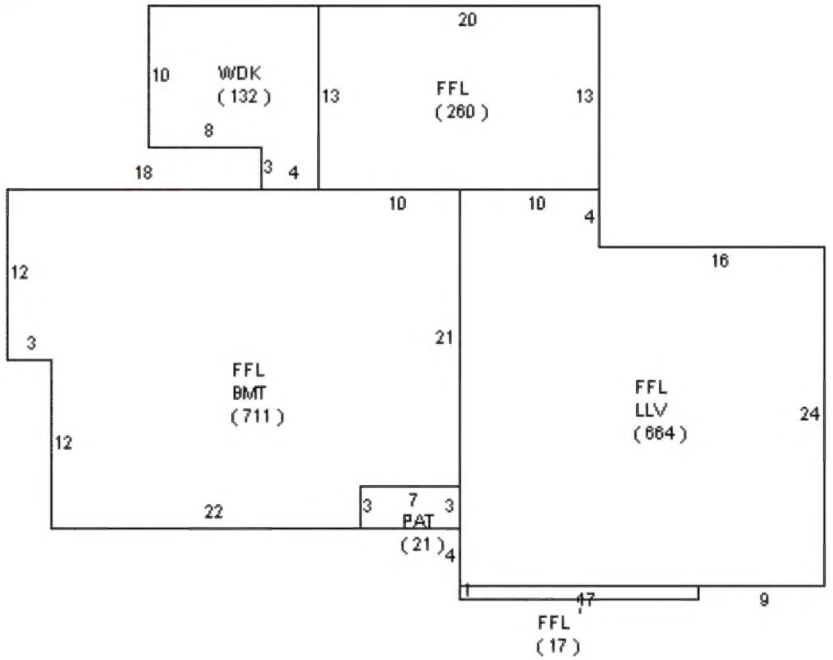
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,652	128.550	212,359
BMT	Basement	711	38.560	27,419
LLV	Lower Level	664	79.540	52,813
WDK	Deck	132	13.570	1,792
PAT	Patio	21	6.000	126

Net Sketched Area:	3,180			Total:	294,509
Size Ad	1652	Gross Area	3180	FinArea	1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.40
Special Features:	0	Val/Su Net:	97.04
Final Total:	308600	Val/Su SzAd	186.80

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	